104.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,068,900 / 1,068,900
					USE VALUE:	1,068,900 / 1,068,900
					ASSESSED:	1,068,900 / 1,068,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KESNER SAMUEL BENJAMIN
Owner 2:	KESNER JESSICA EISENSTEIN
Owner 3:	
Street 1:	40 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POWERS CHRISTOPHER--ETAL -
Owner 2:	POWERS JANICE F -
Street 1:	40 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,705 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 3094 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10705.000	548,600	1,500	518,800	1,068,900
Total Card	0.246	548,600	1,500	518,800	1,068,900
Total Parcel	0.246	548,600	1,500	518,800	1,068,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.48 | /Parcel: 345.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 66779

GIS Ref

GIS Ref

Insp Date 09/14/18

!8254!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	548,600	1500	10,705.	518,800	1,068,900	1,068,900	Year End Roll	12/18/2019
2019	101	FV	422,800	1500	10,705.	518,800	943,100	943,100	Year End Roll	1/3/2019
2018	101	FV	422,800	800	10,705.	444,700	868,300	868,300	Year End Roll	12/20/2017
2017	101	FV	422,800	800	10,705.	415,000	838,600	838,600	Year End Roll	1/3/2017
2016	101	FV	422,800	800	10,705.	355,800	779,400	779,400	Year End	1/4/2016
2015	101	FV	391,000	800	10,705.	318,700	710,500	710,500	Year End Roll	12/11/2014
2014	101	FV	391,000	800	10,705.	295,000	686,800	686,800	Year End Roll	12/16/2013
2013	101	FV	391,000	800	10,705.	281,300	673,100	673,100		12/13/2012

PRINT

Date	Time
12/10/20	22:50:04

LAST REV

Date	Time
11/12/20	11:19:08

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8254

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWERS CHRISTOP	1557-189	1	5/18/2020		1,195,000	No	No		
	1082-156		6/1/1991		214,000	No	No		Y

USER DEFINED

Prior Id # 1:	66779
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2020	1164	Heat App	7,000	C				
6/12/2017	670	Redo Bat	8,500	C				
6/23/2011	619	Temp Ten	1,000					
2/10/2001	101	Addition	150,000	O				22X26 2 ST ADD-REM

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
9/14/2018	MEAS&NOTICE	BS	Barbara S
6/5/2009	Measured	189	PATRIOT
5/7/2002	Permit Visit	PM	Peter M
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10705		Sq. Ft.	Site		0	70.	0.69	4									518,805						518,800	

Total AC/HA: 0.24575 | Total SF/SM: 10705 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 518,805 | Spl Credit | Total: 518,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.08568466
Const Adj.:	0.99989998
Adj $ / SQ:	113.985
Other Features:	129000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	575093
Depreciation:	26454
Depreciated Total:	548638

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

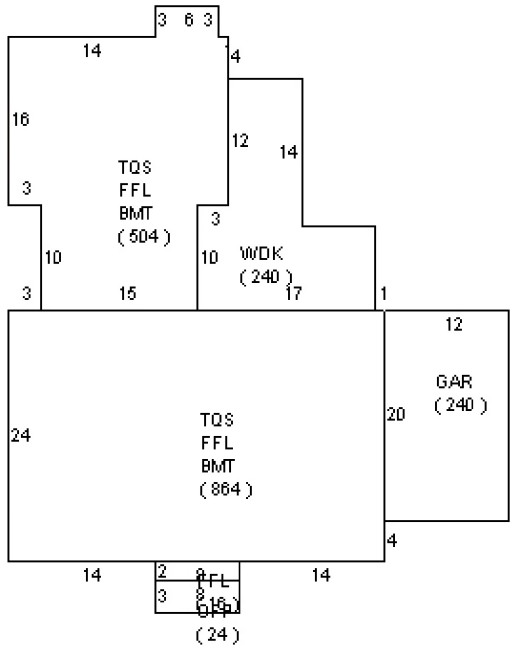
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	137.92
Special Features:	0	Val/Su Net:	128.12
Final Total:	548600	Val/Su SzAd	227.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,384	113.990	157,756
BMT	Basement	1,368	45.310	61,983
TQS	3/4 Story	1,026	113.990	116,949
GAR	Garage	240	25.410	6,099
WDK	Deck	240	10.170	2,440
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	4,282	Total:	346,283
Size Ad	2410	Gross Are	4624	FinArea	3094
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X19	A	AV	2002	3.89	T	13.6	101			800			800
A2	WOOD SHD	D	Y	1	8X12	A	AV	2002	8.08	T	13.6	101			700			700

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500

IMAGE

AssessPro Patriot Properties, Inc